



Chesterfield County, Virginia Department of Planning

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Director

Home Occupation Standards

(Zoning Ordinance Sections 19-65, 19-102, 19-107.1, 19-124, and 19-301)

Chesterfield County permits home occupations (home-based businesses) in residential and agricultural zoning districts, subject to certain restrictions. Persons seeking to start a home occupation should check homeowner association rules and/or covenants that apply to their property, which may be more restrictive than county standards.

Minimum County Standards

- **Appearance:** Home occupations must be clearly incidental and secondary to the use of the property for dwelling purposes. External alterations cannot make the premises differ from its residential character.
- **Clients:** No more than two clients may be on the premises at any one time.
- **Employees:** Only family member employees living on the premises may work on the premises. No other employees are permitted to work on site.
- **Group Assembly/Instruction:** Assembly or group instruction is not permitted. Individual instruction on a one-to-one basis is permitted.
- **Parking:** No more than one motor vehicle (not exceeding 10,000 pounds or two axles) and one single-axle trailer (not exceeding 13 feet in length and 3,200 pounds) used in conjunction with the home occupation may be parked on the premises. A trailer must be parked in the rear yard or so that its view is screened from adjacent properties or public roads, except for loading or unloading. Tow truck parking is prohibited in residential districts.
- **Permitted Home Occupations (examples):** artist, attorney, certified massage therapist, dentist, engineer, musician, physician, real estate sales/broker.
- **Prohibited Home Occupations:** animal hospitals; barbershops; beauty parlors; convalescent homes; dance studios; kennels; nursing homes; private clubs; motor vehicle body work, detailing, painting, or repair; rest homes; tourist homes (bed and breakfast); trash collection; and similar establishments offering services to the general public.
- **Size/Location:** Home occupations may not exceed 25% of dwelling floor area or 250 square feet, whichever is greater, and must be located inside a dwelling or structure.
- **Storage:** No commodity may be stored or sold on the premises except for light inventory. Outside storage of materials is not permitted.

Note: The above information summarizes but does not replace zoning ordinance requirements. If you have any questions, please refer to the zoning ordinance or contact the Planning Department.

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